

North Georgia News

Legal Notices for January 23, 2019

NOTICE OF UNCLAIMED PROPERTY VALUE AT MORE THAN \$75.00

Pursuant to O.C.G.A 17-5-54, any party claiming an interest in the following property is hereby notified that on November 27, 2018, said property was located in the evidence room of the Union County Sheriff's Office in Union County, Georgia.

Item
Marlin 30-30 rifle serial #2707xxxx
Marlin 22cal rifle serial #1666xxxx
Remington 22cal rifle
Winchester 12gauge shotgun serial #L236xxxx
Tapco sks rifle serial #3xxxx
Remington 30-06 rifle serial # A745xxxx
Remington 12gauge shotgun 2pc serial #13xxxx
Firestar 45cal magazine
Sks magazine
QF1 25cal pistol serial#AM1XXXX
Pistol magazines
Misc. ammunition
Interarms Star 45cal pistol serial #054xxx

Any party claiming an interest in said property is hereby further notified that you must file a claim in accordance with O.C.G.A. 17- within 30 days of the fourth publication of the Notice of Disposition of Unclaimed Property in the North Georgia News by serving said claim to the undersigned seizing agency by certified mail, return receipt requested. The serial numbers to the above listed items have been partially hidden, owner must be able to prove which case the items was seized from and have valid proof of purchase indicating the complete serial number.

Mack Mason, Sheriff
Union County, Ga.
378 Beasley Street
Blairsville, Ga. 3051
(706)439-6066

N(Jan23,16,23)B

IN THE SUPERIOR COURT OF FANNIN COUNTY

STATE OF GEORGIA
Tarrisa Clark, Plaintiff
Cody Clark, Defendant
TO: Cody Clark
126 Jones Street, Apt C6
Blue Ridge, GA 30513
Civil Action No: 2018V507

NOTICE OF PUBLICATION

By Order for service by publication dated the 3 day of January, 2019, you are hereby notified that on the 19 day of November, 2018, Tarrisa Clark filed suit against you for Complaint for Divorce.

You are required to file with the Clerk of the Superior Court and to serve upon plaintiff, Tarrisa Clark, an Answer in writing within sixty (60) days of the date of the order for publication.

Witness, the Honorable John Worcester, Judge of this Superior Court.

This the 3 day of January, 2019

Dana Chastain,
Clerk, Superior Court
N(Jan23,16,23,30)B

NOTICE

Announcement for GMRC Workforce Development Board Meeting

The Georgia Mountains Regional Commission, Workforce Development Board will meet on January 31, 2019 at 4:00 p.m. The meeting will be held at the Hall County Commission Office located at 2875 Browns Bridge Rd. Gainesville, GA 30504.

N(Jan23)B

NOTICE OF INCORPORATION

Notice is given that Articles of Incorporation which will incorporate Dakota Investment Properties, Inc., have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 48 T Hughes St., Blairsville, GA, and its initial registered agent at such is Renee Morse.

N(Jan23,30)P

NOTICE

Notice is hereby given that American Mini Storage will hold a Public Auction pursuant to the Georgia Self-Storage Act, Georgia Code Section 10-4-210 to 10-4-215 on Thursday, February 21, 2019 at 2pm at American Mini Storage, 323 State Hwy. 325, Blairsville, GA 30512, County of Union, State of Georgia.

William Smock Unit #176, Janice Graves unit #217, Tanya Jarrard #199,

This auction will be cash sale to highest bidder. Sale subject to cancellation in the event of settlement between owner and obligated party.

N(Jan23,30)P

IN THE SUPERIOR COURT OF UNION COUNTY

STATE OF GEORGIA
Robin M. Cross, Plaintiff
v.

Justin L. Cross, Defendant
Civil Action No. 18-CV-358-SG

NOTICE OF SUMMONS SERVICE BY PUBLICATION

To: Justin L. Cross, Defendant named above:

You are hereby notified that the above-styled action seeking Complain for Divorce [state the relief sought] was filed against you in said court on November 6, 2018, and that by reason of an order for service of summons by publication entered by the court on December 26, 2018. You are hereby commanded and required to file with the clerk of said court and serve upon Robin M. Cross, plaintiff, whose address is 81 Stone Drive, Blairsville, GA 30512 an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint.

Witness the Honorable N. Stanley Gunter, Judge of said Court

This the 26 day of December

Judy L. Odom
Clerk of Superior Court
Union County

N(Jan23,30,Feb6,13)B

NOTICE OF SERVICE BY PUBLICATION

Superior Court of Union County, State of Georgia, Civil Action File Number 18-CV-289-JP, Stanco Ventures, LLC v. HIGHLAND FALLS COTTAGES, INC., PARK STERLING BANK, as successor in interest to CITIZENS SOUTH BANK, HIGHLAND FALLS COTTAGES HOMEOWNER'S ASSOCIATION, INC., GERALD HINNENKAMP ESTATE, c/o KAREN WHITTLE, EXECUTRIX and all parties unknown having any interest in, or right of redemption to, the subject property hereof, known as Union County Tax Map and Parcel Number 088 016 A, according to the present system of numbering properties in Union County, Georgia.

Petition to Quiet Title Filed on 09/21/2018. Service by Publication Order entered on 01/04/2019.

To:

1. Highland Falls, Inc.

2. Any and all parties unknown who may have had any interest in, or right of redemption to, the subject property hereof, identified as follows:

All and only that parcel of land designated as Tax Parcel 088 016 A, lying and being in Land Lot 93 of the 10th Land District, 1st Section, Union County, Georgia, being Lot A, Highland Falls Cottages, Inc., Subdivision, shown in Plat Book 64, Page 40, described in Deed Book 307, Page 442, said plat being incorporated herein by this reference.

The above-styled action to quiet title to the above described property has been filed in the Superior Court of Union County, Georgia. By Order dated 01/04/2019, the Court has ordered that service of process upon you be had by publication, as provided by law. You are hereby required to file with the Clerk of Court and to serve upon Petitioner's Attorney, Samuel, 311 Green Street, Suite 409, Gainesville, GA 30501, an Answer to the Petition within sixty (60) days from the date of the Order for Service by Publication.

Witness, the Honorable Joy R. Parks, Judge of this Superior Court.

This 10 day of January, 2019.

/s/ Judy L. Odom

Clerk of Superior Court
Union County, Georgia

N(Jan23,30,Feb6,13)B

NOTICE OF SUPERIOR COURT OF UNION COUNTY

In Re: James Levi McClure and Emily Katharine McClure for Adoption of. S.O.A.V.

Superior Court of Union County; CAAF#: SG-18-A4-7

TO: Unknown Father

By Order of the Court for Service by Publication dated January 11, 2019, you are hereby notified that on the 18th day of April, 2018, JAMES LEVI MCCLURE and EMILY KATHARINE MCCLURE filed a Petition for Adoption and a Motion to Terminate Parental Rights to said child. Pursuant § 19-8-10 you are hereby notified to appear and show cause why your parental rights to said child should not be terminated on the 15th day of March, 2019, at 9:00 a.m. at the Union County Courthouse in Blairsville, Georgia.

N(Jan23,30,Feb6,13)B

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA
COUNTY OF UNION

The undersigned does hereby certify that Robert J. Nealy Jr. conducting a business as Nealy Farm, in the City of Blairsville, County of Union, in the State of Georgia, under the name of Nealy Farm, and that the nature of the business is Horse and Cow Hay Sales, and that the names and addresses of the persons, firms, or partnership owning and carrying on said trade or business are: Robert J. Nealy, Jr & Sally A. Nealy, 192 Flowers Drive, Blairsville, GA 30512

N(Jan23,30)P

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Raymond P. Sanford,

All debtors and creditors of the estate of Raymond P. Sanford, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 4th day of January, 2019.

By: Steven R. Sanford
2107 Thomson Hwy.
Lincolnton, GA 30617

N(Jan16,23,30,Feb6)B

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF

STACEY KEN GREEN, DECEASED

ESTATE NO. 18-172

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

Charles Kevin Green has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Stacey Ken Green, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 11, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If no objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

N(Jan16,23,30,Feb6)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lonnie Lee Crumpton III,
All debtors and creditors of the estate of Lonnie Lee Crumpton III, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 4th day of January, 2019.

By: Lisa Leonard
1100 Copperhead Rd.
Blairsville, GA 30512

N(Jan16,23,30,Feb6)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lorton Lee Lewis,
All debtors and creditors of the estate of Lorton Lee Lewis, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 11th day of January, 2019.

By: Elizabeth Lewis Schellingerhoudt
314 Smoke Rise Ridge
Blairsville, GA 30512

N(Jan16,23,30,Feb6)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Lum Junior Brown Sr.,
All debtors and creditors of the estate of Lum Junior Brown Sr., deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 4th day of January, 2019.

By: Lum Junior Brown Jr.
112 Lum & Joes Walk
Blairsville, GA 30512

N(Jan16,23,30,Feb6)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of Mozella Crouch,
All debtors and creditors of the estate of Mozella Crouch, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 4th day of January, 2019.

By: Denise Beyner-Stanley
739 Voyager Dr.
Houston, TX 77062

N(Jan16,23,30,Feb6)B

IN THE PROBATE COURT

COUNTY OF UNION

STATE OF GEORGIA

IN RE: ESTATE OF

MICHELLE SEAY, DECEASED

ESTATE NO. 19-01

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

Brittany Renee Combs has petitioned (for Letters of Administration) to be appointed Administrator of the estate of Michelle Seay, deceased, of said County. (The petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before February 11, 2019. All pleadings/objections must be signed before a notary public or before a probate court clerk and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Dwain Brackett
PROBATE JUDGE
By: Kristin Stanley
PROBATE CLERK
65 Courthouse St., Ste. 8
Blairsville, GA 30512
(706) 439-6006

N(Jan16,23,30,Feb6)B

STATE OF GEORGIA

UNION COUNTY

NOTICE TO DEBTORS AND CREDITORS

RE: Estate of N. Ray Landers,
All debtors and creditors of the estate of N. Ray Landers, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to the law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).

This 11th day of January, 2019.

By: Nina S. Landers
206 Beacon Hill
Blairsville, GA 30512

N(Jan16,23,30,Feb6)B

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Lori Gavin aka Lori A. Gavin and Timothy Gavin to Mortgage Electronic Registration Systems, Inc. as a nominee for Bank of England dated 11/15/2016 and recorded in Deed Book 1055 Page 663 Union County, Georgia records; as last transferred to or acquired by PennyMac Loan Services, LLC, conveying the after-described property to secure a Note in the original principal amount of \$142,373.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 5, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 124, 8th District, 1st Section, Union County, Georgia, being Lot 23, containing 1.11 acres, more or less, of the Notia Vista, II Subdivision, as per plat of survey by Jack Stanley, Union County, Surveyor, dated April 1984 and recorded in Plat Book P, Page 14, Union County, Georgia Records, which plat is by reference incorporated herein and made a part hereof.

The property is subject to all matters as shown on the aforesaid plat.

The property is subject to the Covenants and Restrictions as recorded in Deed Book 133, Pages 456-458, Union County, Georgia Records.

The property is subject to a Flowage Easement as recorded in Deed Book EE, Pages 358-361, Union County, Georgia.

Grantor hereby grants and conveys to grantee the right of access in and to the waters of Lake Nottley over and across that portion of the flowage easement in favor of the United States of America, from Mary Potete Davenport to the United States of America dated December 22, 1941, recorded in Deed Book EE, Page 358, which immediately joins the lake access easement which crosses Lot 16, said subdivision, the access over Lot 16 within the easement and to the waters over Lake Nottley being non-exclusive and subject to the rights of others to use the same.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 260 Notia Vista II, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any.

To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Timothy Gavin and Lori Gavin aka Lori A. Gavin or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PennyMac Loan Services, LLC
Loss Mitigation
3043 Townsgate Road #200, Westlake Village, CA 91361

1-866-549-3583

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Lori Gavin aka Lori A. Gavin and Timothy Gavin

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1120-22173A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-22173A

N(Jan9,16,23,30)P

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Douglas Alan Dowdy and Sara A Dowdy to Mortgage Electronic Registration Systems, Inc., as nominee WMC Mortgage Corp. dated 2/28/2005 and recorded in Deed Book 569 Page 585 Union County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1, conveying the after-described property to secure a Note in the original principal amount of \$327,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on February 5, 2019 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 250, 9th District, 1st Section, Union County, Georgia, being shown as Lot Fifteen (15) containing 1.0 acre and Lot Sixteen (16) containing 1.0 acre, on a plat of survey by Learned Engineering and Development, Inc., dated 3/17/89 and recorded in Plat Book W page 63 Union County records, which description on said plat is hereby incorporated by reference and made a part hereof.

The property is subject to the road easement as shown on said plat.

The property is subject to the restrictions recorded in Deed Book 142 pages 28-31, amended in Deed Book 365 page 477 Union County records.

The property is subject to an easement to Blue Ridge Mountain EMC recorded in Deed Book 168 page 499 Union County records.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as 1212 Saddle Ridge Court, Blairsville, GA 30512 together with all fixtures and personal property attached to and constituting a part of said property, if any.

To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Dowdy Family Home Trust or tenant or tenants.

Ocwen Loan Servicing, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Ocwen Loan Servicing, LLC
Foreclosure Loss Mitigation
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409
1-877-596-8580

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

U.S. Bank National Association, as Trustee for Asset Backed Pass-Through Certificates, Series 2005-HE1 as agent and Attorney in Fact for Douglas Alan Dowdy and Sara A Dowdy

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1017-2729A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-2729A

N(Jan9,16,23,30)P

NOTICE OF SALE UNDER POWER

GEORGIA, UNION COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Jeffrey A. Buzzard to Mortgage Electronic Registration Systems, Inc. as nominee for Community & Southern Bank its successors and assigns, dated August 18, 2014, recorded in Deed Book 982, Page 711, Union County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 1092, Page 414, Union County, Georgia Records, as last transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 1067, Page 226, Union County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-SEVEN THOUSAND ONE HUNDRED TWO AND 0/100 DOLLARS (\$157,102.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2019, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold